

## \$400,000 - 602 10046 117 Street, Edmonton

MLS® #E4443512

**\$400,000**

2 Bedroom, 2.00 Bathroom, 1,082 sqft

Condo / Townhouse on 0.00 Acres

W&A hkw&A nt&A ´win, Edmonton, AB

Welcome to Uptown Estates! This 1080sqft corner unit faces south and west with enormous windows and stunning River Valley views! High-end finishes throughout include a renovated kitchen, built-in A/C, high ceilings and a modern floorplan with 2 bedrooms and 2 full baths. Located in beautiful W&A hkw&A nt&A ´win, just steps from Victoria Promenade and the River Valley, with easy access to Jasper Ave, downtown and the University. Stepping into the unit youâ€™™ll find an open-concept living room with hardwood floors, floor-to-ceiling windows and incredible views, plus a spacious balcony and a rare formal dining room with views of its own. The kitchen is upgraded with modern white cabinets, granite counters, high-end appliances and a peninsula. The comfortable primary suite offers a walk-in closet and an ensuite with dual sinks and a separate shower and soaker tub. A sunny 2nd bedroom and full bathroom complete the unit, along with in-suite laundry and TWO underground parking stalls. Heating and A/C unit is brand new!

Built in 2008

### Essential Information

MLS® # E4443512

Price \$400,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,082
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	602 10046 117 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ©ntÃ©win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1X2

### Amenities

Amenities	Air Conditioner, Exercise Room, No Smoking Home, Parking-Visitor, See Remarks
Parking Spaces	2
Parking	Double Indoor, Heated, Parkade, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Heat Pump, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	Public Transportation, River Valley View, Shopping Nearby, View City,

View Downtown, See Remarks

Roof	Flat
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	W&hkw&ant&win School
Middle	Westminster School
High	Victoria School

### Additional Information

Date Listed	June 20th, 2025
Days on Market	2
Zoning	Zone 12
Condo Fee	\$717

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Listing information last updated on June 21st, 2025 at 9:31pm MDT